

102. TOWNHOUSE DISTRICT (R2)

102.1 Intent

The intent of this district is to provide ground-oriented residential townhouse and rowhouse forms of up to 4 storeys that can sensitively integrate with lower-density housing forms, while providing opportunities for limited neighbourhood-serving commercial uses.

102.2 Permitted Uses

102.2.1 R2 District

Use	Conditions
Principal	
Uses permitted in the R1 District	101
Townhouse Dwelling	-
Dormitory	102.3
Emergency Shelter	6.25
Live-Work Units	102.3
Supportive Housing	102.3
Secondary	
Active Mobility Hub	102.3
Child Care Facility	102.3
Community Garden	102.3
Energy Generation	102.3
Personal and Business Services	102.3
Restaurant	102.3
Retail	102.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

102.2.2 R2r Sub-District

- (1) Uses permitted in the R2 District are permitted in the R2r Sub-District provided that residential uses are restricted to purpose-built rental.

102.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
All Secondary Uses		<ol style="list-style-type: none"> 1. Secondary uses are subject to the CM1 District conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	2. Secondary uses are subject to: <ul style="list-style-type: none"> • a maximum of one storey above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R2 District.
Child Care Facilities	Child care facilities are restricted to a maximum of 25 children.

102.4 Built Form and Siting

Regulations	R2
Height	
Maximum Height	4 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.1}	3.0 m
Lane Yard ^{.1}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

102.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

103. LOW-RISE APARTMENT 1 DISTRICT (R3)

103.1 Intent

The intent of this district is to provide low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.

103.2 Permitted Uses

103.2.1 R3 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	103.3
Emergency Shelter	6.25
Live-Work Units	103.3
Supportive Housing	103.3
Secondary	
Active Mobility Hub	103.3
Child Care Facility	103.3
Community Garden	103.3
Energy Generation	103.3
Personal and Business Services	103.3
Restaurant	103.3
Retail	103.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

103.2.2 R3r Sub-District

- (1) Uses permitted in the R3 District are permitted in the R3r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

103.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
All Secondary Uses		<ol style="list-style-type: none"> 1. Secondary uses are subject to the CM1 District conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. Secondary uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of one storey above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R3 District.

103.4 Built Form and Siting

Regulations	R3
Height	
Maximum Height ^{.1}	4 storeys
Maximum Height for Non-Market Rental Housing	6 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

103.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

104. LOW-RISE APARTMENT 2 DISTRICT (R4)

104.1 Intent

The intent of this district is to provide low-rise residential apartment forms ranging from 6 to 8 storeys, with opportunities for ground-oriented residential and limited commercial uses.

104.2 Permitted Uses

104.2.1 R4 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	104.3
Emergency Shelter	6.25
Live-Work Units	104.3
Supportive Housing	104.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	104.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

104.2.2 R4r Sub-District

- (1) Uses permitted in the R4 District are permitted in the R4r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

104.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R4 District.

104.4 Built Form and Siting

Regulations	R4
Height ^{.1}	
Maximum Height	6 storeys
Maximum Height within Transit-Oriented Areas (TOAs)	8 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

104.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

105. MID-RISE APARTMENT 1 DISTRICT (R5)

105.1 Intent

The intent of this district is to provide mid-rise residential apartment buildings of up to 12 storeys that offer a transition in scale and form between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.

105.2 Permitted Uses

105.2.1 R5 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	105.3
Emergency Shelter	6.25
Live-Work Units	105.3
Supportive Housing	105.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	105.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

105.2.2 R5r Sub-District

- (1) Uses permitted in the R5 District are permitted in the R5r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

105.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R5 District.

105.4 Built Form and Siting

Regulations	R5
Height	
Maximum Height ^{.1}	12 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

105.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

106. MID-RISE APARTMENT 2 DISTRICT (R6)

106.1 Intent

The intent of this district is to provide for mid-rise residential buildings of up to 20 storeys, typically in the form of apartment towers with podiums that offer a transition in scale and form between low- and high-rise buildings, with opportunities for ground-oriented residential and commercial uses.

106.2 Permitted Uses

106.2.1 R6 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	106.3
Emergency Shelter	6.25
Live-Work Units	106.3
Supportive Housing	106.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	106.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

106.2.2 R6r Sub-District

- (1) Uses permitted in the R6 District are permitted in the R6r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

106.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R6 District.

106.4 Built Form and Siting

Regulations	R6
Height	
Maximum Height ^{.1}	20 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

106.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

107. HIGH-RISE APARTMENT 1 DISTRICT (R7)

107.1 Intent

The intent of this district is to provide for high-rise residential buildings of up to 30 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.

107.2 Permitted Uses

107.2.1 R7 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	107.3
Emergency Shelter	6.25
Live-Work Units	107.3
Supportive Housing	107.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	107.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

107.2.2 R7r Sub-District

- (1) Uses permitted in the R7 District are permitted in the R7r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

107.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R7 District.

107.4 Built Form and Siting

Regulations	R7
Height	
Maximum Height ^{.1}	30 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

107.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

108. HIGH-RISE APARTMENT 2 DISTRICT (R8)

108.1 Intent

The intent of this district is to provide for high-rise residential buildings of up to 40 storeys, typically in the form of apartment towers with podiums that support ground-oriented residential and commercial uses.

108.2 Permitted Uses

108.2.1 R8 District

Use	Conditions
Principal	
Multiple Family Dwellings	-
Dormitory	108.3
Emergency Shelter	6.25
Live-Work Units	108.3
Supportive Housing	108.3
Secondary	
Principal and Secondary uses permitted in the CM1 District	108.3, 310.3
Accessory	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

108.2.2 R8r Sub-District

- (1) Uses permitted in the R8 District are permitted in the R8r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

108.3 Conditions of Use

Use		Conditions
Principal Uses		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> 1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it. 2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District. 3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.
Supportive Housing – Category A		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and 2. Each living unit shall have a minimum floor area of 27 m².
Supportive Housing – Category B		<ol style="list-style-type: none"> 1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. 2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> • 33 m² for a studio unit; • 41 m² for a junior one-bedroom unit; and • 46 m² for a one bedroom unit. 3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility. 4. The number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility.
Secondary Uses		
CM1 District Uses		<ol style="list-style-type: none"> 1. CM1 District uses are subject to the conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> • Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.

Use	Conditions
	<p>2. CM1 District uses are subject to:</p> <ul style="list-style-type: none"> • a maximum of two storeys above grade; • a maximum of 250 m² in gross floor area per commercial unit; and • the permitted setbacks of the R8 District.

108.4 Built Form and Siting

Regulations	R8
Height	
Maximum Height ^{.1}	40 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.2}	3.0 m
Lane Yard ^{.2}	1.2 m
Interior Side Yard ^{.3}	0.0 m
Interior Rear Yard	3.0 m

^{.1} Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

^{.2} The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.3} Where the interior side yard abuts a lot with a residential use, the setback from the shared property line shall be the lesser of the required interior side yard setback of the abutting lot along the shared property line and 3.0 m.

108.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities